

FUTURE DEVELOPMENT OPPORTUNITY

2700 TRAFALGAR ST.

LONDON, ONTARIO

±43 ACRES
(APPROXIMATE BOUNDARY)



**CUSHMAN &
WAKEFIELD**

Southwestern Ontario

FUTURE DEVELOPMENT



PROPERTY INFORMATION

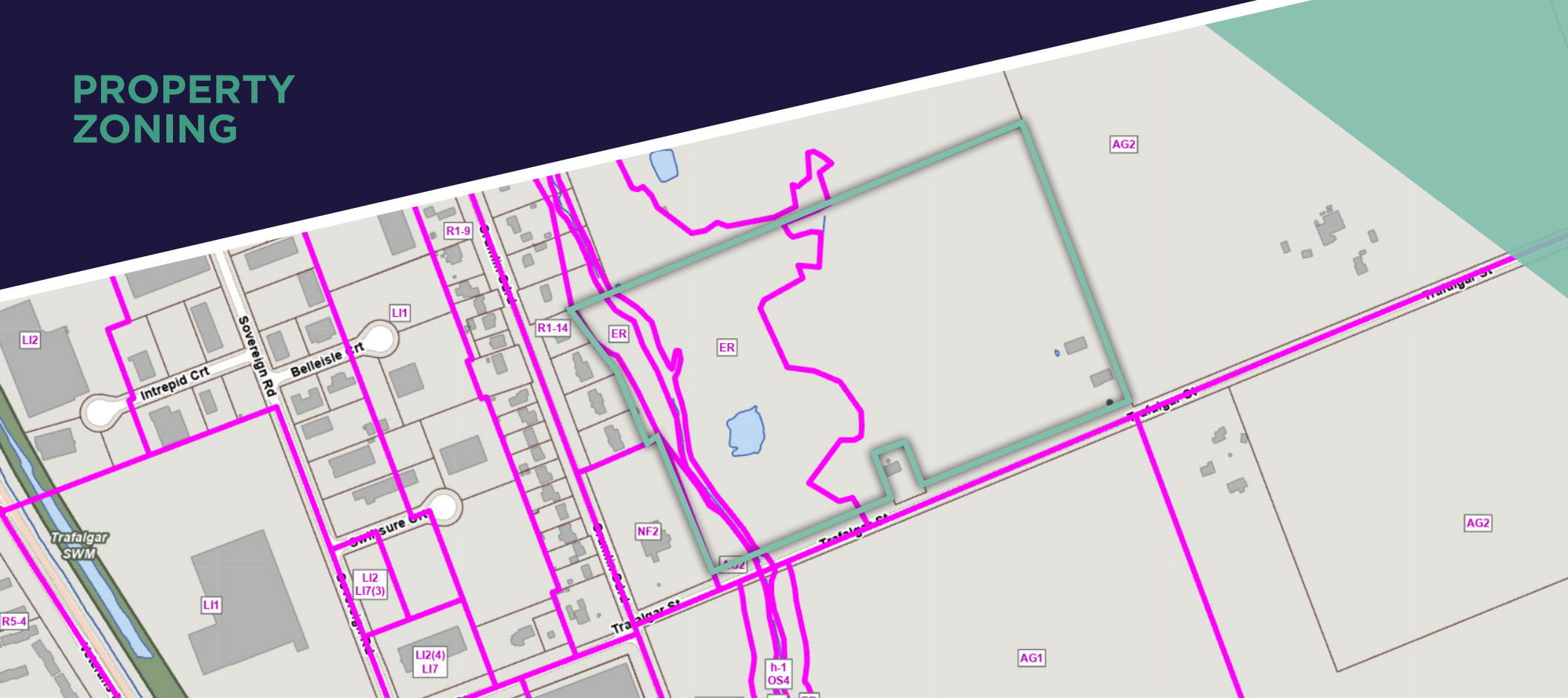
A 43-acre property located inside city limits, directly on the edge of the urban growth boundary. The property is currently zoned AG2 (Agricultural) and designated Farmland and Greenspace under the municipality's Official Plan, reflecting its present use, not its long-term potential. Its location on the UGB edge makes it a candidate for future Official Plan review as the city's growth boundary is periodically reassessed, though redesignation, rezoning, and municipal approvals would be required before any non-agricultural development could proceed.

In the interim, the property offers stable holding income: 26 acres of productive farmland, plus a 3-bedroom ranch home and barn, also tenanted. Approximately 17 acres of bushland, traversed by a creek that would likely remain a potential open-space/buffer asset under any future site plan.

2700 TRAFALGAR STREET, LONDON, ONTARIO

LOT SIZE	±43 Acres total
OFFICIAL PLAN	Farmland & Green Space
ZONING	Agricultural (AG2) & Environmental Review (ER)
ASKING PRICE	\$6,200,000
TAXES (2026)	\$4,304.91
COOPERATING BROKER'S COMMISSION	1.75%

PROPERTY ZONING



AGRICULTURAL - AG2 ZONE

PERMITTED USES

- Agricultural research station
- Agricultural uses
- Aquaculture
- Compost facility
- Conservation lands
- Farm dwelling
- Farm market
- Forestry uses
- Greenhouse Farm
- Kennels
- Livestock facilities
- Livestock facilities provided that such facilities are located at least 300 metres from the City's Urban Growth boundary; or in accordance with the MDS regulations, whichever is greater
- Manure storage facility
- Mushroom Farm
- Nursery
- Passive recreation use
- Small Wind Energy Conversion System
- Wayside pits

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FOR MORE INFORMATION, CONTACT:

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